

This instrument was prepared by  
and after recording return to:

Steven W. Zelkowitz, Esq.  
GrayRobinson, P.A.  
333 S.E. 2nd Avenue, Suite 3200  
Miami, FL 33131

## **MEMORANDUM OF BUSINESS ASSISTANCE PROGRAM GRANT AGREEMENT**

**THIS MEMORANDUM OF BUSINESS ASSISTANCE PROGRAM GRANT AGREEMENT** (the "Memorandum") is made and entered into as of April 26, 2017, by and between the **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic (the "CRA") having an address at 776 N.E. 125<sup>th</sup> Street, North Miami, Florida 33161 and **MMG COLONIAL HOLDINGS, LLC**, a Florida limited liability company (the "Grantee") having an address at 18610 N.W. 87<sup>th</sup> Avenue, Suite 204, Hialeah, Florida 33015.

### **R E C I T A L S**

1. CRA and Grantee have entered into that certain Business Assistance Program Grant Agreement of even date herewith (the "Grant Agreement") pursuant to which the CRA provided a Rehabilitation Grant to the Grantee for improving the Property including demolishing existing storefronts, setting new steel columns in new storefronts, erecting a temporary partition wall after demolition of existing storefronts, finishing the area of the new storefront to match the existing areas, cleaning out debris, and installing new hurricane impact windows at the real property as more particularly described on Exhibit "A" attached hereto with an address of 400/450/460 N.E. 125<sup>th</sup> Street, North Miami, Florida 33161 and 12326/12406 West Dixie Highway, North Miami, Florida 33161.

2. CRA and Grantee desire to place all persons upon notice of existence of the Grant Agreement.

**NOW, THEREFORE**, for and in consideration of the sum of Ten and No/Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by CRA and Grantee, the parties agree as follows:

1. Recitals. The above stated recitals are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Grant Agreement.

2. Purpose. This Memorandum is filed of record in Official Records of Miami-Dade County, Florida to give constructive notice to all parties of the existence of the Grant Agreement which Grant Agreement contains certain reimbursement and repayment obligations of the Grantee in certain circumstances.

3. Term. The Grant Agreement provides for a term of one (1) year and ninety (90) days from the date hereof.


4. Termination. This Memorandum shall remain in effect until the earlier to occur of (i) the date which is one (1) year and ninety (90) days from the date hereof, or (ii) the recording of a written instrument terminating or releasing this Memorandum executed by the CRA. Upon any termination of this Memorandum, no person shall be charged with any notice of the provisions hereof.

**IN WITNESS WHEREOF,** the parties have executed this Memorandum to be duly executed as of the date and year first above written.

**GRANTEE:**

MMG Colonial Holdings, LLC,  
a Florida limited liability company


By: Horizon Properties of Miami, Inc.,  
a Florida corporation  
its Manager

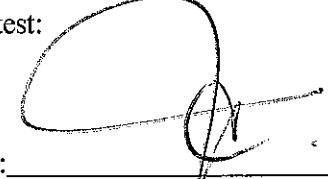
By:   
Name: JOEL BRUES  
Title: MAN

**CRA:**


NORTH MIAMI COMMUNITY  
REDEVELOPMENT AGENCY, a public body  
corporate and politic

By:   
Dr. Smith Joseph  
Chairman

By:   
Larry M. Spring, Jr.  
Executive Director

Attest:  
  
By:   
Michael A. Etienne, Esq., City Clerk

Approved as to form and legal sufficiency:

By:   
Gray Robinson, P.A., CRA Attorney

STATE OF FLORIDA )  
SS:  
COUNTY OF MIAMI-DADE )

The foregoing was acknowledged before me this 26 day of April 2017, by JOEL BENES, as MANAGER of Horizon Properties of Miami, Inc., a Florida corporation, as manager of MMG Colonial Holdings, LLC, a Florida limited liability company, on behalf of the corporation, who (check one) ☒ is personally known to me or ☐ has produced a \_\_\_\_\_ as identification.



Notary Public

Print Name: JACQUELINE VILA

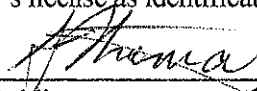
My Commission Expires:



JACQUELINE VILA  
MY COMMISSION # FF 012680  
EXPIRES: August 22, 2017  
Bonded Thru Budget Notary Services

STATE OF FLORIDA )  
SS:  
COUNTY OF MIAMI-DADE )

The foregoing was acknowledged before me this 17<sup>th</sup> day of May 2017, by Dr. Smith Joseph, as Chairman of the North Miami Community Redevelopment Agency, who (check one) ☐ is personally known to me or ☐ has produced a Florida driver's license as identification.



Notary Public

Print Name: S. Thomas

My Commission Expires:

STATE OF FLORIDA )  
SS:  
COUNTY OF MIAMI-DADE )

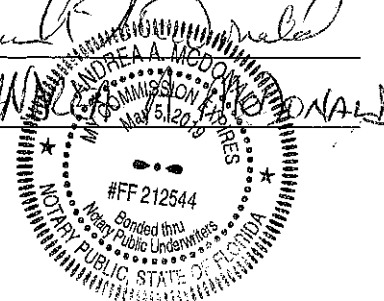
The foregoing was acknowledged before me this 17<sup>th</sup> day of MAY 2017, by Larry M. Spring, Jr., as Executive Director of the North Miami Community Redevelopment Agency, who (check one) ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.



Notary Public

Print Name: ANDREA A. McDONALD

My Commission Expires:



## **EXHIBIT "A"**

### **Legal Description of Property**

Lots 8 and 9, LESS the Southeasterly 2 feet thereof, and all of Lot 11, (Block 2), all in BISCAYNE PARK ESTATES, HOME SECTION, PART TWO, according to the Plat thereof as recorded in Plat Book 42, Page(s) 91, of the Public Records of Miami-Dade County, Florida.